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(KARTIKA 18, 1943 SAKA)

LEGISLATIVE SUPPLEMENT

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PART III
GOVERNMENT OF PUNJAB
DEPARTMENT OF HOME AFFAIRS AND JUSTICE
(HOME-6 BRANCH)

NOTIFICATION

The 8th November, 2021

No. S.O. 117/C.A.2/1974/S.2/2021.- In partial modification of Government of Punjab, Department of Home Affairs and Justice (Home-VI Branch) notification No. S.O.38/C.A.2/1974/S.2/2018, dated the 20th March, 2018, published in the Punjab Government Gazette (Extraordinary), dated the 21st March 2018, and in pursuance of the provisions of clause (s) of section 2 of the Code of Criminal Procedure, 1973 (Central Act No. 2 of 1974), and all other powers enabling him in this behalf, the Governor of Punjab is pleased to direct the transfer of the local area specified under column 2 of the Schedule given below, from the area of the Police Station specified under column 3, to the local area of Police Station falling in the Police Commissionerate, Ludhiana specified under column 4 of the said Schedule, on and with effect from the date of publication of this notification in the Official Gazette, namely:-

SCHEDULE

Serial No.	Name of the Area/ Village Town/Ward	Name of the Police Station in which hither-to-fore included	Name of the Police Station to which transferred by this notification
1	2	3	4
1	Manjh Phaguwal	PS Salem Tabri	PS Ladowal
2	Kutbewal Raican	PS Salem Tabri	PS Ladowal
3	Qadian	PS Salem Tabri	PS Ladowal
4	Talwandi Kalan	PS Salem Tabri	PS Ladowal
5	Fathepur Gujran	PS Salem Tabri	PS Ladowal
6	Beela	PS Sadar	PS Dehlon
7	Jassowal	PS Sadar	PS Dehlon
8	Chupki	PS Sadar	PS Dehlon
9	Assi Kalan	PS Sadar	PS Dehlon
10	Assi Khurd	PS Sadar	PS Dehlon

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11	Qila Raipur	PS Sadar	PS Dehlon
12	Mehma Singh Wala	PS Sadar	PS Dehlon
13	Jartauli	PS Sadar	PS Dehlon
14	Mazri	PS Sadar	PS Dehlon
15	Kot Aga	PS Sadar	PS Dehlon
16	Kalakh	PS Sadar	PS Dehlon
17	Sangowal	PS Dehlon	PS Sadar
18	Canal Colony	PS Dehlon	PS Sadar
19	Bhachiter Nagar	PS Dehlon	PS Sadar
20	Jasdev Nagar	PS Dehlon	PS Sadar
21	Bulara	PS Dehlon	PS Sadar
22	Gill Pind	PS Dehlon	PS Sadar
23	Baba Deep Singh Nagar	PS Dehlon	PS Sadar
24	Janta Colony	PS Dehlon	PS Sadar

ANURAG VERMA, IAS,
Principal Secretary to Government of Punjab,
Department of Home Affairs and Justice.

2438/11-2021/Pb. Govt. Press, S.A.S. Nagar

PART III

GOVERNMENT OF PUNJAB

DEPARTMENT OF RURAL DEVELOPMENT AND PANCHAYATS

Vikas Bhawan, Sector-62, SAS Nagar (Mohali)

(Land Development Branch)

NOTIFICATION

The 8th November, 2021

No. S.O. 118/P.A.9/1994/S.204/2021.-In exercise of the powers conferred by section 204 of the Punjab Panchayati Raj Act, 1994 (Punjab Act No. 9 of 1994) and all other powers enabling him in this behalf, the Governor of Punjab is pleased to issue directions to the Gram Panchayats to acquire, hold, administer and transfer movable or immovable property and to enter into contracts according to section 10(2) and sections 85 (1) of the aforesaid Act, by making a Policy, namely:-

POLICY

1. (1) This policy may be called Policy on Purchase of Immovable Property by the Gram Panchayats.
(2) It shall come into force on and with effect from the date of its publication in the Official Gazette.
(3) The instructions issued vide letter No. 1/27/2013/LD-2/3149- 3218, dated 18-05-2016 and letter No. 1/27/2013/LD-2/Amritsar/8879-9095, dated 17-11-2016 shall stand repealed.
2. The Gram Panchayat may acquire, purchase, sell, hold, exchange, administer and transfer immovable property with the prior approval of the Government within or outside the Gram Sabha area within the Block concerned for performing any of the functions enumerated in Section 30 of the Punjab Panchayati Raj Act, 1994. For the purpose of acquisition or purchase of immovable property by the Gram Panchayat, the following guidelines shall be followed:-
 - (1) **Regarding receipt of sale consideration:-** Whenever a Gram Panchayat receives award money from the acquisition or sale proceeds from immovable property or any other source, such income shall be deposited into a Joint Fixed Deposit account in a Nationalized Bank in the name of Sarpanch of the Gram Panchayat, Panchayat Secretary of the concerned panchayat, Block and Development Panchayat Officer

jointly. The Gram Panchayat would be entitled to utilize the interest accrued on the Fixed Deposit amount for the common purposes. The Fixed Deposit amount will not be got released except with the express permission of the Government.

- (2) **Regarding Purchase of land:-** The Gram Panchayat can acquire or purchase property in agricultural land preferably within the radius of 25 kilometer of the concerned Gram Panchayat. The Gram Panchayat cannot purchase property without seeking prior approval from the State Government.
- (3) **District level Committee:-** There shall be a District Level Committee under the chairmanship of the Deputy Commissioner, which will identify, evaluate and determine the price of the land under consideration for the acquisition or purchase. While identifying the land, the Committee shall ensure that the title of the land under consideration is clear and the land is free from all kinds of encumbrances. The committee will consider the quality of land, the sources of irrigation, the proximity to National highway or State highway or link road and the urban areas. The committee shall decide, whether the land should be acquired or purchased in one or more lots and also whether the land is to be purchased in one or more than one village. For better management and optimum utilization and returns, it is proposed that the minimum size of each parcel of land holding to be purchased should be around 10 acres, when the total land to be purchased is 25 acres(approx.). For other than agriculture purposes, the immovable property or commercial property may be purchased according to the requirement. It should be kept in mind by the following committee that such land shall not be merged in the Nagar Panchayat in near future by virtue of notification issued by the Department of Local Bodies. It shall also be ensured that the title of the land so purchased shall remain in the name of Gram Panchayat and shall not be changed in any circumstances, even if some area or the entire area of the panchayat so merged with the Nagar Panchayat. This is to ensure that the future generation of the village should have claim on the such land as the Gram Panchayat is leasing out such land to the residents of the village.
- (4) **Constitution of District level Committee:-**

The District Level Committee shall include the following members: -

- i. Deputy Commissioner : Chairperson

ii.	District Development and Panchayat Officer	: Convener
iii.	District Revenue Officer	: Member
iv.	XEN, Irrigation or Water Resources Department	: Member
v.	Chief Agriculture Officer	: Member
vi.	Block Development and Panchayat Officer of the concerned Gram Panchayat	: Member
vii.	Sarpanch of the Gram Panchayat	: Member
viii.	Panch belonging to Schedule Castes duly authorized by Gram Panchayat	: Member

It is clarified that in case the sarpanch belongs to SC category, then, the panch shall be from general category.

- (5) That the committee will invite the expression of interest from the interested sellers of land through advertisement in the vernacular newspapers having wide circulation. The advertisement shall also be published on the e-District Portal also.
- (6) That after short-listing the lands based on various factors, the committee will determine the price of each parcel of the land. The land cannot be purchased at a rate higher than the price so determined. After determining the price, the complete proposal to purchase the identified parcels of lands shall be forwarded by the Deputy Commissioner to the Government in the Department of Rural Development and Panchayats.
- (7) That after receiving the aforesaid proposal from the Deputy Commissioner, the department shall go for the reverse bidding mechanism through a government agency identified by the State Government.
- (8) The bidding will be held by the committee adopting the procedure of reverse bidding and the offer of the lowest bidder is to be accepted. The buyer will have to deposit 10% of the total price so fixed by executing an agreement to sell with the seller. In case the seller backs out from the deal then, he is bound to pay the double amount as received by him at the time of agreement to sell.
- (9) The sale deed of the land to be purchased as per para 8 above shall be executed in the name of the Gram Panchayat within one month of the finalization of agreement to purchase. The payment shall be made through

Bank Draft/RTGS drawn in favour of the purchaser. The sale deed shall be signed by the Sarpanch and one panch of the Gram Panchayat acquiring or purchasing the land who are duly authorized for the purpose through a specific resolution of the Gram Panchayat. The Block Development and Panchayat Officer and the District Development and Panchayat Officer shall sign on the sale deed as witnesses.

- (10) The seller will be bound to demarcate the land before entering into agreement to sell with the purchaser and expenditure of the demarcation shall be made by the seller.
- (11) That the possession of land will be delivered to the purchaser after the agreement to sell, executed and thereafter, the further action for registration deed will be done.
- (12) That the members of Scheduled Caste of the village will be entitled for lease of 1/3 area of the land so purchased as provided under rule 6(1)(a) of The Punjab Village Common Lands (Regulation) Rules 1964.
- (13) A certified copy of the sale deed shall be sent to the Director, Rural Development and Panchayats and one certified copy shall be retained in the office of District Development and Panchayat Officer, Block Development and Panchayat Officer and office of the Gram Panchayat.

RAHUL BHANDARI, IAS
Secretary to Government of Punjab,
Department of Rural Development and Panchayats.